

131 Helman - PA-T1-2022-00176

Peter Cipes - Applicant

Curtis Chappell - Owner



Professional Member

Peter L. Cipes Building Design

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February 3, 2022

NARRATIVE AND FINDINGS OF FACT TO ACCOMPANY PLANNING APPLICATION SUBMITTAL FOR 131 HELMAN ST., ASHLAND, OREGON.

Project Info:

OWNER: Curtis C. Chappell

PROJECT ADDRESS: 131 Helman St, Ashland, Or. 97520

APN: 39 1E 04 CC Tax Lot # 4800

Zoning: R-3 / Skidmore Historic District

Size: 3,970 sq. ft.

Description of Project:

This is a proposal for a Conditional Use Permit to restore and add on to a non-conforming structure, on a non-conforming lot. This is a Type 1 Review Procedure.

Please carefully review the attached Preliminary Plans and the content of this narrative and Findings of Fact.

The site is located on west side of Helman St., north of Central. It is zoned R-3 and is in the Skidmore Historic District. The site is 3,970 s.f. in size which is smaller than the current development code requires. However because the lot was legally established prior to the zoning code it meets the criteria for continued use found in 18.1.4.050 "Non Conforming Lots".

On the site is an existing single family dwelling listed by Jackson County as being 845 s.f. and built in 1929. Also on the site is a small garage of 400 s.f.

The City of Ashland Historic Survey lists the property as follows:

As late as 1928 this parcel was vacant according to Sanborn Fire Insurance Maps and the construction of this duplex most likely stems from the partition of a larger lot long owned by George Irwin into what is now Tax Lot 4700 in 1945, an event which was concurrent with the transfer of the site to Clifford and Bessie Smith. (JCD 258:451) In 1942 the Smith's were living on Almond but by 1948 they are listed as residing at this address. Later Leonard B. and Juanita Platko purchased the property and lived here for many years, retaining ownership at this writing.

The Smith-Platko House is a small single-story gable bungalow with a projecting front gable porch. Design is remarkably similar to the Smith Duplex, above, indicating the possibility of concurrent development by the Smiths. With original siding, windows, trim and other detail, the Smith-Platko House retains substantial integrity and effectively relates the period of significance.

A portion of the existing dwelling (located to the rear of the structure), approximately 229 s.f. in size, has been demolished and removed as it was found to be unsafe. This demo was done under permit #2021-00040. At the front of the dwelling is an existing porch of 74 s.f. which encroaches into the front yard setback by approximately 4'-3", making it "non-conforming". This proposal seeks to re-construct and restore the remaining portion of the dwelling, including the front porch, and construct two small additions. At the completion of the project the dwelling will contain 920 s.f. of conditioned space, along with the aforementioned front porch of 74 s.f. Because of the age and condition of the existing dwelling, and because the demolition of the unsafe portions of the dwelling removed the kitchen and the rear wall, the dwelling is currently uninhabitable and will require extensive dismantling and reconstruction in order to make the dwelling habitable and bring it up to current building code standards. Following is a description of the proposed Scope of Work for the project. Also see the attached preliminary plans for illustration of the same:

- 1) Demolition and removal of an existing outbuilding has already been completed. (permit 2021-00040)
- 2) Demolition and removal of two former additions, both of which were in disrepair and deemed to be unsafe. This has already been completed (permit 2021-00040)
- 3) Removal of exterior siding; removal of interior wall surfaces; removal of existing roofing and roof framing. A second demolition permit will be obtained as per AMC 15.04.210; concurrent with building permit.
- 4) Where possible, existing exterior wall framing will be retained and furred on the interior face to match standard 2 x 6 wall framing. Some walls will need to be replaced for structural reasons (see plans). It is currently unclear to what extent remaining exterior walls will need to be replaced, however the ultimate goal is to restore and bring the dwelling up to current code. Toward that end, the owner has expressed willingness to do what is found to be necessary once construction has begun and a true assessment of the current condition of the existing wall framing can be made.

- 5) Two small additions will be added. One to the north will expand the single bathroom. The second, to the west, will create space for a new kitchen and increase the size of bedroom one. See attached plans for clarity.
- 6) The entire roof will be reframed with prefab, engineered trusses, including scissor trusses in the living room area.
- 7) The existing covered front porch, which is “legal non-conforming” is to remain. There are no proposed changes to the size or dimensions of the porch, however we anticipate that it will require at least some amount of restoration to remove and replace old and possibly rotting wood. The porch posts and beams may need to be replaced in order to function better with the new truss roof framing. New railing will be added to the porch. See attached elevations for clarity.
- 8) The existing garage structure will remain, with no proposed changes.
- 9) The current landscaping will remain with some minor changes including pruning and thinning as needed for plant health and aesthetics. There is one tree present and it is less than 6” BHD.
- 10) The current driveway will remain and one parking space will be located there. A second on-street space shall remain, or be formally requested if required.
- 11) The current patio area will remain and be resurfaced. The small garden walls will also remain and be restored as needed.
- 12) The house will be re-plumbed and re-wired to comply with current code. A new HVAC system will be added, along with a new DEQ certified pellet (or wood) stove. All new code compliant insulation, new fiber cement siding, and new interior wall board will be added.

UTILITIES:

The existing water meter and sanitary sewer lines will remain and be used to service restored dwelling. The exiting overhead electrical service will remain, with a new 200 amp meter installed at the house, in a location to be approved by the City Electric Department. A new natural gas line and meter will be installed by Avista.

FINDINGS OF FACT FOR CONDITIONAL USE PERMIT (18.5.4.050)

1. *That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.*

The proposed use of a single family dwelling conforms to all of the standards in the R3 zone, and is in conformance with relevant Comprehensive Plan policies. (See #5 below for more detailed information.)

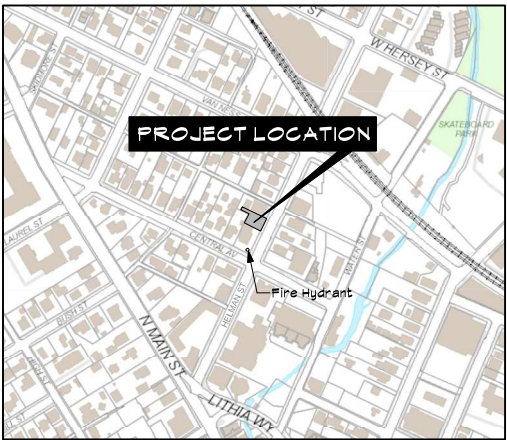
2. *That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.*



S I T E P L A N
SCALE: 1/8" = 1'-0"

SHEET NOTES:

- 1 (E) HOUSE & PORCH TO REMAIN, SHOWN AS LIGHTER DASHED LINES. SEE FLOOR PLAN FOR MORE DETAILED VIEW.
- 2 (N) PROPOSED ADDITIONS, SHOWN AS HEAVIER DASHED LINES. SEE FLOOR PLAN FOR MORE DETAILED VIEW.
- 3 (E) GARAGE TO REMAIN.
- 4 MAIN ROOF GABLE IS HIGHEST SHADOW PRODUCING POINT FOR SOLAR SETBACK CALCULATIONS. SEE ELEVATIONS.
- 5 DASHED LINE OF FORMER OUTBUILDING, NOW REMOVED.
- 6 ± 4" BHD ACER SP., TO REMAIN.
- 7 (E) ELECTRIC METER, MIGHT BE RELOCATED. TBD.
- 8 (E) WATER METER TO REMAIN.
- 9 NATURAL GAS METER FORMER & PROPOSED LOCATION.



VICINITY MAP

NOT TO SCALE

PROJECT INFO:

OWNER: CURT CHAPPELL
ADDRESS: 131 HELMAN ST., ASHLAND, OR. 97520
CONTACT PHONE: 408-375-5220
APN: 39 1E 04 CC TAX LOT #4800
SIZE: 3,910 S.F.
ZONING: RS; SKIDMORE HISTORIC (CITY OF ASHLAND)

DESCRIPTION OF PROJECT:
TOTAL REHABILITATION* & SMALL ADDITION TO (E) SINGLE FAMILY DWELLING. ALL WORK TO BE STANDARD WOOD FRAMING ON CONTINUOUS CONCRETE FOUNDATIONS.

* FOR THIS PROJECT, "TOTAL REHABILITATION" SHALL CONSIST OF:
1) REMOVAL OF ALL INTERIOR & EXTERIOR WALL SURFACES; REFRAMING OF (E) STUD WALLS ONLY AS NECESSARY FOR WINDBOR RELOCATION & STRUCTURAL REQUIREMENTS; ALL OTHER STUDS TO REMAIN & BE FURRED TO 6" TO ALLOW CURRENT ENERGY CODE COMPLIANCE.

2) REMOVAL OF (E) ROOF FRMS & REPLACEMENT W/ PREFAB TRUSSES.

3) (N) EXTERIOR FIBER CEMENT SIDING TO MATCH (E) SIDING AS CLOSELY AS POSSIBLE.

4) (N) HVAC, ELECTRIC & PLUMBING.

5) (N) INSULATION.

6) (N) CLASS A FIRE RATED ARCHITECTURAL COMP. ROOFING

7) RESTORATION OF (E) FRONT PORCH INCLUDING REPLACEMENT OF ANY ROTTED WOOD, REFRAMING OF ROOF W/ (N) TRUSSES TO MATCH HOUSE & ADDITION OF WOOD RAILING (SEE FRONT ELEVATION)

(E) RESIDENCE = 867 S.F. (FOOTPRINT)
(E) GARAGE = 400 S.F. (")
(E) PORCH = 74 S.F. (")
TOTAL (E) FOOTPRINT = 1,621 S.F.

(N) RESIDENCE = 920 S.F. (FOOTPRINT)
(E) GARAGE = 400 S.F. (")
(E) PORCH = 74 S.F. (")
TOTAL (N) FOOTPRINT = 1,394 S.F.

LOT COVERAGE:

TOTAL PROPOSED FOOTPRINT = 1,394 S.F.

DRIVEWAY WALKS & PATIO = 966 S.F.

TOTAL IMPERVIOUS = 2,360 S.F. OR ± 60 %

(E) LANDSCAPED AREA = ± 1,610 S.F. OR ± 40 %

OPEN SPACE (YARD, DECK & PATIO) = > 40 %

PARKING:

(1) OFF-STREET SPACES IN DRIVEWAY, TO REMAIN.

(1) ON-STREET SPACE, TO REMAIN

SOLAR SETBACK CALCS:
WHERE H = 16.33 FT., AND S = -.03

* FORMULA 1" = 30' / (.445 - .03) = 72.29 FT. MIN N/S DIMENSION
69.7 FT AVERAGE N/S DIMENSION; THUS USE STANDARD "B"

SSB = (16.33 - 16) / (.445 - .03) = .79 FT MIN; ± 28.5 FT ACTUAL

MPFA:

ADJUSTMENT FACTOR = 1.08

3910 X 1.08 = 4227.6 X .33 FAR = 1629.3 MAX

PLUMBING FIXTURE INFO:

ALL (E) FIXTURES TO BE RELOCATED; NO (N) FIXTURES ADDED.

INDEX OF SHEETS:

SHEET 1	SITE PLAN • VICINITY MAP
SHEET 2	FLOOR PLAN
SHEET 3	EXTERIOR ELEVATIONS

(E) = EXISTING
(N) = NEW

REVISIONS

ADDITIONS & REMODEL FOR:

CURT CHAPPELL

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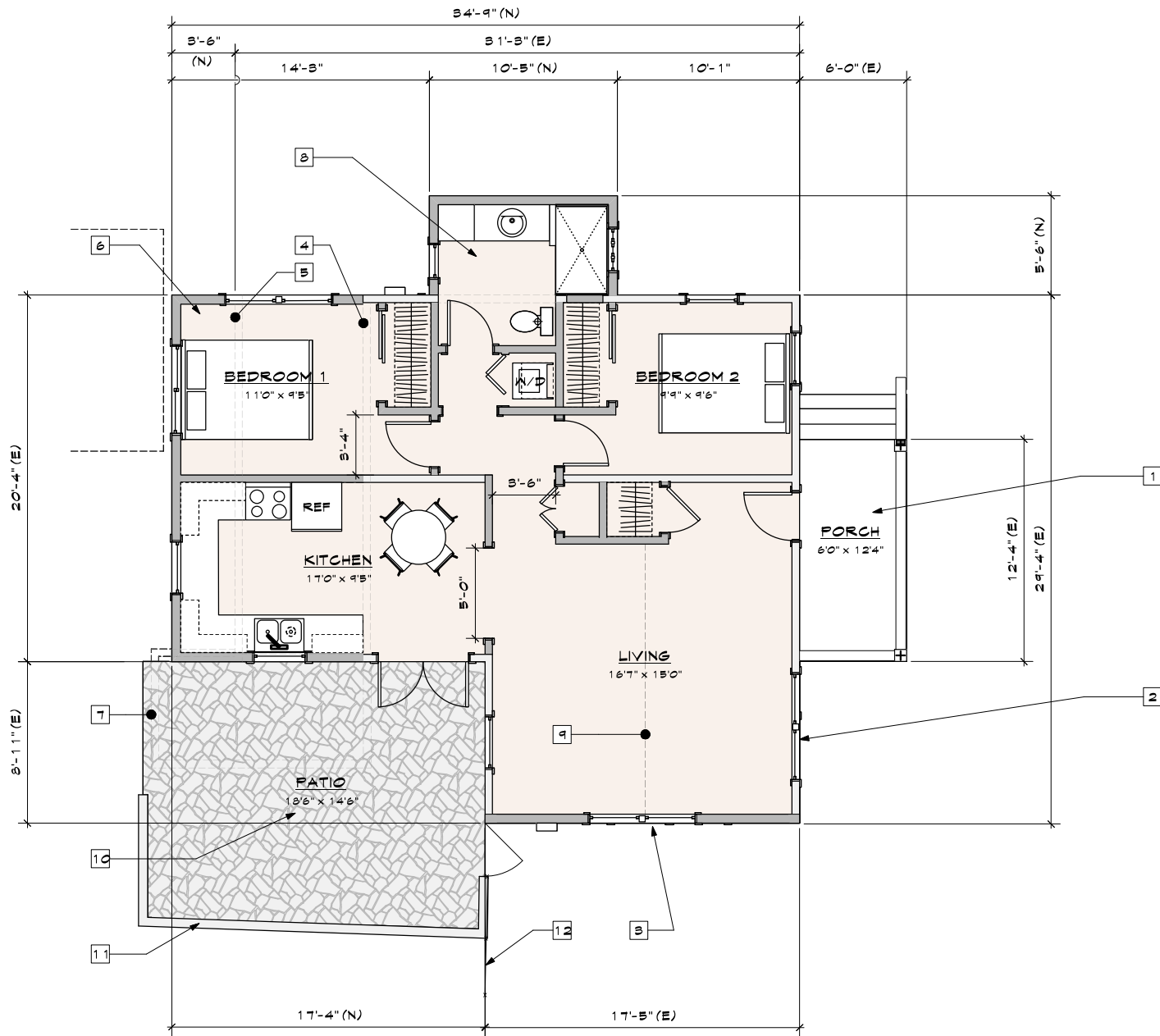
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SHEET

1

OF 3 SHEETS



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

(E) HEATED = ± 867 S.F.
(E) PORCH = ± 74 S.F.
DEMO HTD = ± 229 S.F.
(N) HEATED = ± 128 S.F.
TOTAL HTD = ± 920 S.F.

SHEET NOTES

- (E) COVERED PORCH TO REMAIN. WILL NEED TO BE RESTORED, & ROOF WILL BE REPLACED W/ (N) TRUSSES.
- WINDOWS IN THIS WALL TO BE RELOCATED. NOTE: ALL WINDOWS TO BE REPLACED FOR ENERGY CODE COMPLIANCE.
- GABLE END WALL TO BE REBUILT AS FULL HEIGHT BALLOON FRMG FOR STRUCTURAL CODE COMPLIANCE.
- DASHED LINE OF ORIGINAL WEST WALL, TO BE REMOVED.
- DASHED LINE OF FORMER ADDITION, TO BE REMOVED.
- (N) HEATED INTERIOR SPACE IS 3'-6" WIDE.
- DASHED LINE OF FORMER ADDITION, TO BE REMOVED.
- (N) HEATED SPACE ADDED TO BATHROOM.
- DASHED LINE OF (N) INTERIOR RIDGE & SCISSOR TRUSSED LIVING ROOM ROOF/CEILING.
- (E) PATIO AREA TO REMAIN & BE RESURFACED.
- (E) ± 18" HIGH GARDEN WALLS TO REMAIN & BE RESTORED AS NEEDED.
- LINE OF (E) WOOD FENCE TO REMAIN & BE RESTORED AS NEEDED.

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SHEET

2

OF 3 SHEETS

(N) WALLS =
DEMO =
(E) WALLS =

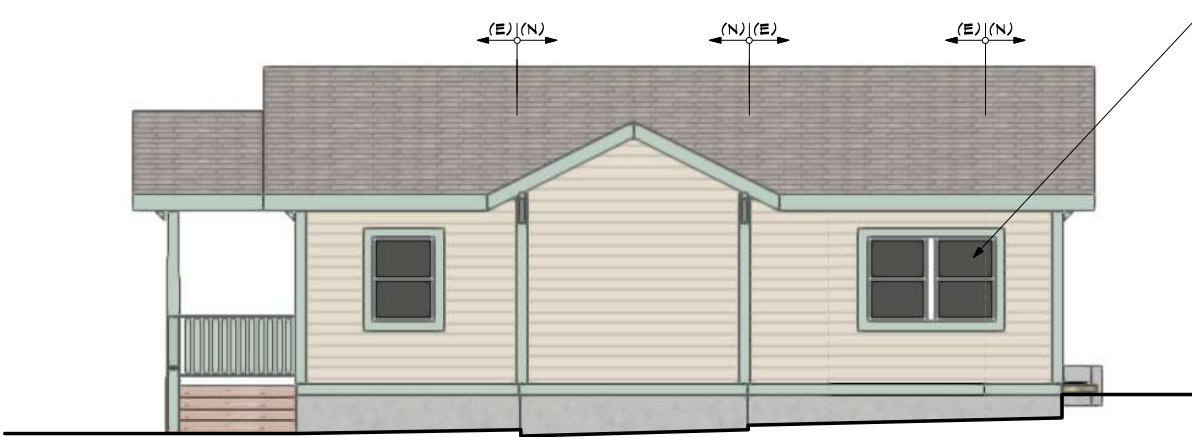
(N) = NEW
(E) = EXISTING

PRELIMINARY ONLY - NOT FOR CONSTRUCTION



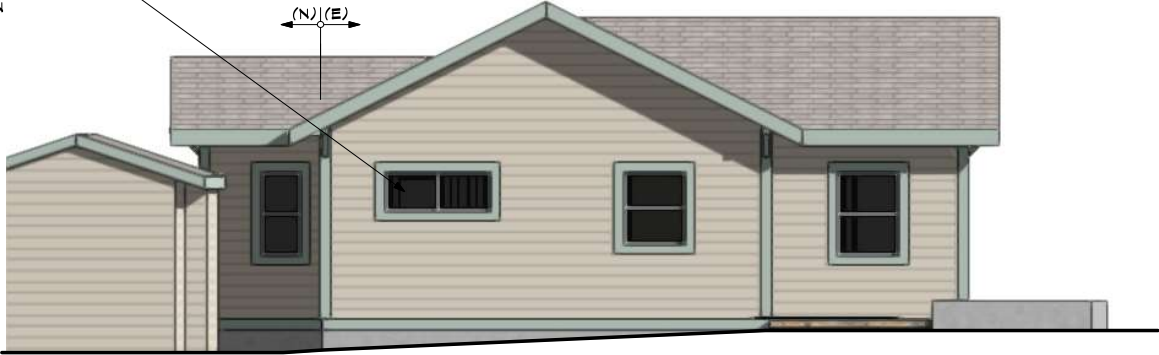
EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS

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